027.0	0004	0023.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	971,600 /	971,600
					USE VALUE:	971,600 /	971,600
					ASSESSED:	971,600 /	971,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-45A	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RADOCHIA ROBERT J-JOYCE H
Owner 2:	TRS/45 WINTER ST TRUST
Owner 3:	
Street 1:	45 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RADOCHIA ROBERT J-JOYCE H -
Owner 2:	-
Street 1:	45 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,218 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Clapboard Exterior and 2288 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8218.000	438,400		533,200	971,600
Total Card	0.189	438,400		533,200	971,600
Total Parcel	0.189	438,400		533,200	971,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.65 | /Parcel: 424.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18965
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0023.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	438,400	0	8,218.	533,200	971,600	971,600	Year End Roll	12/18/2019
2019	104	FV	343,600	0	8,218.	566,600	910,200	910,200	Year End Roll	1/3/2019
2018	104	FV	343,600	0	8,218.	413,300	756,900	756,900	Year End Roll	12/20/2017
2017	104	FV	322,200	0	8,218.	359,900	682,100	682,100	Year End Roll	1/3/2017
2016	104	FV	322,200	0	8,218.	306,600	628,800	628,800	Year End	1/4/2016
2015	104	FV	294,400	0	8,218.	299,900	594,300	594,300	Year End Roll	12/11/2014
2014	104	FV	294,400	0	8,218.	246,600	541,000	541,000	Year End Roll	12/16/2013
2013	104	FV	306,300	0	8,218.	234,600	540,900	540,900		12/13/2012

!2298!

PRINT

Date	Time
12/10/20	17:44:43

LAST REV

Date	Time
10/16/17	11:10:18
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2298

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADOCHIA ROBERT	50612-250		1/18/2008	Family	1	No	No		
	11130-33		6/3/1966			No	No		N

USER DEFINED

Prior Id # 1:	18965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
1/30/2009	Meas/Inspect	372	PATRIOT
11/9/2000	Inspected	264	PATRIOT
4/6/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8218		Sq. Ft.	Site		0	80.	0.81	1									533,230						533,200	

Total AC/HA: 0.18866 | Total SF/SM: 8218 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 533,230 | Spl Credit | Total: 533,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10891604
Const Adj.:	0.99792004
Adj $ / SQ:	188.124
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635331
Depreciation:	196952
Depreciated Total:	438378

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

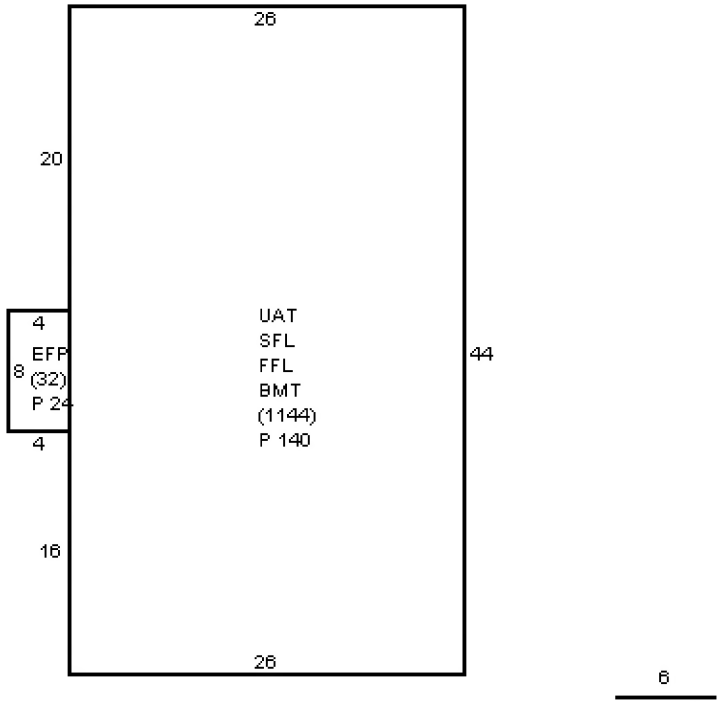
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.12
Special Features:	0	Val/Su Net:	116.91
Final Total:	438400	Val/Su SzAd	191.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	56.440	64,564
FFL	First Floor	1,144	188.120	215,213
SFL	Second Floor	1,144	188.120	215,213
UAT	Upper Attic	286	75.250	21,521
EFP	Enclos Porch	32	72.450	2,318

Net Sketched Area:	3,750	Total:	518,829
Size Ad	2288	Gross Are	4608	FinArea	2288
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0023.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1975	0.00	T	35.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc